From:	Michelle Staffield <mstaffield@jlha.net>
Sent time:	03/28/2019 12:06:22 PM
To:	Ron Dragoo
Cc:	Elias Sassoon; So Kim; Desirea Molina; Jillian Brickey <jbrickey@jlha.net>; Selim <Selim@sawayaeng.com>; Jill Martin <jmartin@trumpnational.com>
Subject:	Trump National Golf Course: SUSMP Review #2
Attachments:	LID Plan Check Correction Sheet_Trump National_2019.03.28.pdf Owner's Certification.pdf Engineer Certification _SUSMP.pdf Maintenance Covenant- RPV (City Attorney Approved_2018).pdf Form P2 - RPV.pdf Form OC1 - RPV.pdf O&M Plan Template (LID).doc

Hi Ron,

Please find (see attached) the Plan Check Correction Sheet for Trump National Golf Course (Tract 50666), SUSMP Review #2. Note, the Project Engineer is cc'd herein. Since the submittal only contained an electronic copy, hard copies will not be returned to the City.

Selim, I've also provided several attachments (i.e. Owner's Certification Page, Engineer's Certification Page, City Forms, MCA, etc.) to be utilized in the next submittal. I've also included an O&M Plan template for your use/reference.

The project has been revised to propose Biofiltration BMPs (i.e. Filterra units) to mitigate the SWQDv; however, there are several corrections regarding the LID BMP sizing calculations. Please do not hesitate to contact me should you have any questions regarding the Plan Check Correction Sheet.

Lastly, the Project is over 1 acre and requires a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must be submitted for review and deemed compliant with the CGP. Once authorized, the SWPPP must be uploaded to SMARTS and issued a WDID # prior to approval of the SUSMP.

Regards,

Michelle Staffield, P.E. | CPSWQ | QSD
Water Resources Engineer
John L. Hunter AND ASSOCIATES, INC.
6131 Orangethorpe Ave. **Suite 300**
Buena Park, Ca 90620
Office: (562) 802-7880 x **234**
Fax: (562) 802-2297

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LID Plan Check Correction Sheet_Trump National_2019.03.28.pdf

RANCHO PALOS VERDES

STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP) CHECKLIST

The purpose of this checklist is to provide a format for uniform, comprehensive, and well-documented reviews of the Standard Urban Stormwater Mitigation Plan (SUSMP) submitted by project applicants. The completed checklist should be transmitted to the project applicant with the project SUSMP. A copy of the completed checklist should be retained with the project planning/permitting file.

Contact Name:	Selim R Sawaya	Permit Case No:	SUB2017-00001
Contact Title:	President	Site Name:	Trump National Golf Course (Tract 50666)
Company Name:	Sawaya Engineering Consultants, INC.	Site Address:	One Trump National Drive
Mailing Address:	26950 Ironstone Drive	Type of Facility:	
City, State, Zip:	Yorba Linda, CA 92887	Submittal Date:	03/15/2019
Phone Number:	(626) 715-2320	Plan Return Date:	03/28/2019
Email Address:	selim@sawayaeng.com	Disturbed Area:	

First Review
LID Plan Received on: 07/17/2018
Review Completed on: 07/23/2018

Second Review
LID Plan Received on: 03/15/2019
Review Completed on: 03/28/2019

Third Review
LID Plan Received on:
Review Completed on:

Fourth Review
LID Plan Received on:
Review Completed on:

Fifth Review
LID Plan Received on:
Review Completed on:

Sixth Review
LID Plan Received on:
Review Completed on:

LID Plan Check Correction Sheet_Trump National_2019.03.28.pdf

ITEMS REQUIRING CORRECTIONS:

Notes:

- *The project is over 1 acre and will require a Storm Water Pollution Prevention Plan (SWPPP). Note, if the construction activity is part of a larger common plan of development, it must be accounted for in the SWPPP prepared for the property as a whole. The SWPPP must be submitted for review and deemed compliant with the CGP. Once authorized, the SWPPP must be uploaded to SMARTS and issued a WDID # prior to approval of the SUSMP.*
- *Several Treatment Control BMPs (i.e. Connector Pipe Screens) will be installed in catch basins within the City's right-of-way (i.e. Palos Verdes Drive South, etc.). Since ownership of the filter inserts will be transferred to the City, the SUSMP must include an attachment indicating the City's intent to accept the filter inserts as designed.*

1. Project Scope – The SUSMP indicates the back of lots 14-23 (i.e. Subareas 6 & 15) will "not be developed/constructed" by the project and that "future owners of the lots will be responsible to provide the necessary BMPs;" however, LID BMPs may not be proposed on private property (i.e. they must be located in common areas of development). Additionally, it is understood that the back of lots are to be developed as part of the entitlement of this project, therefore, the $SWQD_V$ from these areas must be mitigated. Note, if rear yards of private residential lots are constructed as pervious surfaces (i.e. landscape) and accounted for in the LID BMP sizing calculations as such, the CC&R's must specify that future property owners may not alter the condition of rear yards from the approved construction Plans.
2. BMP Selection and Sizing Calculations – The following must be addressed:
    a. LID BMP sizing calculations are provided for Subarea 5 as a whole; however, (2) BMPs are proposed for this drainage area. Each individual BMP must be separately sized accounting for the site-specific characteristic (i.e. imperviousness/acreage) drainage areas flowing to each BMP. It cannot be assumed that a percentage of that drainage area will flow to one BMP and the rest will flow to the other BMP. A full analysis of the tributary areas to each BMP must be performed to ensure that one BMP is not undersized.
    b. LID BMP sizing calculations are provided for Subarea 8 as a whole; however, the Site Plan indicates the (2) LID BMPs were analyzed for individual tributary areas within Subarea 8 (i.e. 'From East,' 'From West,' 'From Slope'). Note, each individual BMP must be separately sized accounting for the tributary area directed to each BMP. As such, the HydroCalc output must be revised to provide results which justify the analyses provided on the Site Plan. Note, this comment applies to HydroCalc results provided for Subarea 9 as well.
    c. LID BMP sizing calculations are provided for Subarea 8; however, the LID BMP(s) may be undersized. The Site Plan indicates $SWQD_V$ 'from slope' is 'not required' to be treated; however, unless run-on from undisturbed areas is diverted around the disturbed areas, all areas flowing through/co-mingling with the LID BMP (including run-on) must be accounted for in the LID BMP sizing calculations.
    d. The SUSMP indicates several portions of the site are "not required" to be treated (i.e. self-treating landscape areas); however, further clarification is required regarding the imperviousness of several land uses throughout the project. For instance, Subareas 4, 7, 12, 13, & 14 are directed to catch basins #4, 7, 12, 13, & 14, which are indicated as "not required" to be treated by LID BMPs due to designation as "OS Trails" and "Park;" however, it is unclear what

LID Plan Check Correction Sheet_Trump National_2019.03.28.pdf

material will be utilized to construct the trails and/or non-vegetated surfaces in these Subareas. For instance, the following requires clarification and/or revision:

i. The Storm Drain Plans (Sheet 3) indicates a 15' pedestrian, bike, and golf cart trail is proposed; however, it is unclear what material will be utilized to construct the trail as the referenced Grading Plan was not provided with the submittal.

ii. The Storm Drain Plans (Sheet 5) indicates a "paved pedestrian trail" as referenced by the Landscape Architect's Plan is proposed in Subarea 4; however, the Landscape Architect's Plan was not provided with the submittal. Sheet 5 also provides a cross-section which indicates the pedestrian trail shall be 3'' a.c. or 4'' decomposed granite.

iii. The Storm Drain Plans (Sheets 7&8) indicate a 15' and 16' trail (comprised of 8' bicycle trail, 3' buffer, and 4'/5' pedestrian trail) are proposed; however, it is unclear what material will be utilized to construct the trail as the referenced Grading Plan was not provided with the submittal.

e. The SUSMP (Section 2, Page 5) indicates that "a 6 inch diversion pipe" ultimately directs treated $SWQD_V$ (and offsite run-on) to the lake at Hole No. 9 via a 4'' force main; however, it is unclear that this diversion is indicated on the Plans. Further clarification is required. It is unclear how the lake ultimately discharges offsite. Revise the SUSMP report to provide a detailed description of how the lake is ultimately discharged offsite, and provide relevant construction/as-built Plans accordingly.

f. The 'composite percent impervious' table provided in Appendix C indicates the imperviousness of each subarea; however, it appears the imperviousness was determined utilizing estimates for imperviousness by land use category (i.e. 'Proportion Impervious Data), **which cannot be accepted.** Note, the site-specific impervious condition for each subarea must be utilized in the sizing calculations. Additionally, provide a detailed description of the impervious and pervious condition for each DMA, which will be utilized to confirm the $SWQD_V$ calculations provided throughout the SUSMP.

3. Section 2, Project Description – The proposed drainage pattern from each DMA (i.e. downspouts, sheet flow, hard pipe, etc.) must be described in detail. It must be clear how onsite runoff will be conveyed to the BMP. Additionally, provide narrative in the report as to the drainage of treated $SWQD_V$ from the project site after entering the proposed BMPs.

4. Site Plan – The following must be addressed:

   a. The tributary area of several subareas appear to be identified as flowrate (i.e. cfs) generated by the ¾'' storm (i.e. rather than acreage). For instance, the Site Map indicates subarea 8 has a tributary area of 0.138 (ac); however, the table provided on the Site Map indicates the tributary area is 2.101 ac. Note, this comment applies to the revision of subareas 9, 10, 11, and 15 as well.

   b. Identify Subarea 4 (City-owned Park) on the Site Plan.

5. Plans – Only Storm Drain Plans were provided, which do not contain all the necessary information to evaluate the project. The following must be addressed:

   a. Full-sized copies (24" x 36" or larger) of all relevant plans (i.e. precise grading plans, storm drain plans, utility plans, plumbing plans, landscape architect's plans, driving range grading and drainage plans, architectural plans, etc.) showing the project with all proposed structural BMPs and water quality notes must be provided.

LID Plan Check Correction Sheet_Trump National_2019.03.28.pdf

b. The Plans must indicate the locations of all structural BMPs (i.e. storm drain stencil signage, etc.) with construction notes, and must reference a cross-sectional detail which must be provided on Plans as well.

c. Drainage to the LID BMPs is unclear as relevant Plans were not provided (i.e. precise grading, Plumbing, etc.). The finished surface elevations must be provided to demonstrate conveyance to the LID BMP. Additionally, if roof downspouts are proposed, they must be indicated as such (i.e. with construction notes) on plans designated for construction activities. For instance, the report indicates that the residential lots are divided into two DMAs; however, it is unclear whether the roof drainage is being split to discharge to the back of lots as well.

d. The Plans (Sheet 4) indicate Line N-3 (i.e. Construction Note #7) is proposed to ultimately convey $SWQD_V$ from the back of lots 14 & 15 offsite; however, the Plans indicate only 7.59 LF of HDPE is proposed. Note, the Plans appear to indicate area drains and extension of Line N-3 is proposed; however, this conveyance is not called out on the Plans with construction notes. If this is the case, revise Plans accordingly. Otherwise, if this scope of work is not proposed, remove the area drains/extension of N-3 to avoid confusion. Note, the Storm Drain Plans do not provide description of storm drain conveyance proposed for the back of lots 16-23 as well.

e. The Plans (Sheet 9) provide the 'Filterra Long Side Inlet Configuration' table which indicates the unit proposed in catch basin #5 (i.e. N-4) shall be model no FT0804; however, throughout the SUSMP and Plans the corresponding model no proposed is FT0606. Revise Plans to provide accurate and consistent information throughout.

6. O&M Plan – A comprehensive Operations and Maintenance (O&M) Plan must be provided (see attached). The O&M Plan must list and describe the LID, Treatment Control, and Source Control BMP proposed (i.e. Filterras, filter inserts, storm drain stencil signage, street sweeping, etc.). Include details such as maintenance procedures, requirements, inspections, and frequencies. Include language describing maintenance frequency and requirements when the system is not functioning properly (i.e. remove sediment buildup when necessary, clear out all observed trash and debris, etc.). The name, address, email, etc. of the specific entity (individual, not company) needs to be identified.

Items required for approval of the SUSMP, but are not required at this time:

7. Title Page – The front page must be signed and stamped with wet ink application by a California licensed civil engineer prior to SUSMP approval.

8. Owner's Certification – The certification must be provided (see attached). The certification must be signed and dated with wet ink application by the landowner or approved signatory. An approved signatory (e.g. "President," "Vice President," "Representative," etc.) must be a partner to the company which owns the title to the land, or equivalent. If the individual signing the documents is an approved signatory, documents indicating the designated signatories (i.e. Certificate of Secretary, California All-Purpose Acknowledgment, notarized Acknowledgment, etc.) must be included for approval of the SUSMP.

9. Engineer's Certification – The certification must be provided (see attached).The certification page must be signed, dated, and stamped with wet ink application by a California licensed civil engineer.

10. Section 2.0, Conditions – Revise narrative to specify the following or similar; "the SUSMP requirements per the 2001 MS4 Permit are being followed as the project received planning entitlement prior to adoption of the 2012 MS4 permit."

LID Plan Check Correction Sheet_Trump National_2019.03.28.pdf

11. MCA – The City's Master Covenant Agreement (MCA) form must be utilized (see attached). The MCA must indicate the quantity, make, model, size, and type (as applicable) of all structural BMPs proposed (i.e. filter inserts, BMPs, etc.) and sump pump(s) (if applicable). The MCA must have an attached Operations and Maintenance (O&M) Plan, 8.5"x11" BMP Exhibit, and signed Owner's Certification page. Once the MCA is approved by JLHA, it must be signed and dated with wet ink application by the owner and notarized and recorded (along with attachments) with the County Recorder's Office.
12. City Forms – The following must be addressed:
    a. Form OC-1: An outdated form was utilized and must be replaced with the current form (see attached). The form must be signed and dated by the owner (or approved signatory) and a licensed California civil engineer with wet ink signatures prior to approval of the SUSMP.
    b. Form P2: The form must be provided (see attached). Fill out all fields. The BMP information should be organized such that there is one row for each BMP. Once completed, the form must be signed, dated, and stamped with wet ink application by a California licensed civil engineer.
13. Plans – The stamp provided by the California licensed civil engineer is expired (i.e. 06/30/2009) and must be revised to reflect a valid license.
14. Wet Ink Signature and Stamp on Grading Plans – Full-sized copies (24" x 36" or larger) of all relevant plans (i.e. grading plans, drainage plans, etc.) showing the site with all proposed BMPs and water quality notes must be signed and stamped with wet ink application by a California licensed civil engineer.
15. Three (3) hard copies of the SUSMP (with the front page of each signed, stamped, and dated by a licensed California civil engineer), three (3) copies of the full-sized grading plans (each sheet signed, stamped, and dated by a licensed California civil engineer), one (1) copy of all original (wet ink documentation) forms and certifications, and one (1) electronic copy (email, CD, download from FTP site, etc.) of all documents listed above must be provided.

Owner's Certification.pdf

Project Owner's Certification

I certify under penalty of law that this document and all attachments were prepared under my jurisdiction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathered the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner's Name:			
Owner's Title:			
Company:			
Address:			
Email:			
Telephone No:			
Signature:		Date:	

Engineer Certification _SUSMP.pdf

ENGINEER'S CERTIFICATION

STANDARD URBAN STORMWATER MITIGATION PLAN

Preparer (Engineer) Certification			
Preparer (Engineer):			
Title		PE Registration #	
Company			
Address			
Email			
Telephone #			
I hereby certify that this Standard Urban Stormwater Mitigation Plan is in compliance with, and meets the requirements set forth in, Order No. 01-182/NPDES No. CAS004001, of the Los Angeles Regional Water Quality Control Board.			
Preparer Signature		Date	
Place Stamp Here			

Maintenance Covenant- RPV (City Attorney Approved_2018).pdf

Recording requested, and when recorded mail to:

City of Rancho Palos Verdes
Community Development Department
ATTN: Director of Community Development
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Space Above This Line For Recorder's Use
EXEMPT FROM RECORDING FEES UNDER GOVT CODE 27383

MASTER COVENANT AND AGREEMENT

REGARDING ON-SITE BMP MAINTENANCE

I (we), the undersigned, hereby certify(ies) that I am (we are) the owner(s) of the real property located in the City of Rancho Palos Verdes, County of Los Angeles, State of California, legally described as set forth in the legal description attached hereto as Attachment 1 and incorporated herein by this reference (the "Property"), the common address and Los Angeles County Assessor's Parcel Number of which are identified below for convenience:

Site Address (if applicable): _____

Assessor's Parcel Number: _____

In consideration of the approval of _____ by the City of Rancho Palos Verdes, Department of Public Works (hereinafter "City"), I (we) do hereby covenant and agree to and with the City to maintain, in accordance with the Site Map attached hereto as Attachment 2 and incorporated herein by this reference, and the Operations & Maintenance (O&M) Plan attached hereto as Attachment 3 and incorporated herein by this reference, all on-site pollution removal devices and other structural best management practices (collectively "Structural BMPs"). The specific Structural BMPs are listed as follows:

_____

_____

I (we) further covenant and agree to maintain the Structural BMPs on the Property in accordance with all City standards and approvals and in a good and functional condition sufficient to safeguard the Property and adjoining properties from damage and pollution resulting from stormwater runoff. I (we) hereby consent to inspection of the Property, by an inspector authorized by the City, for the purpose for verifying compliance with this covenant and agreement.

I (we) further covenant and agree to provide the following information to my (our) successor(s) in interest to the Property, in connection with any transfer of the Property: (1) printed educational materials containing information on all Structural BMPs present on the Property, the type(s) and location(s) of maintenance signs required for the Structural BMPs, and how the necessary maintenance of the Structural BMPs can be performed; and (2) a copy of this covenant and agreement.

This covenant and agreement is executed in favor of the City, shall run with the land, shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the City approves its termination.

_____ _____
(Print Name of Property Owner) (Print Name of Property Owner)

_____ _____
(Signature of Property Owner) (Signature of Property Owner)

Dated this _____ day of _____ 20 _____

Maintenance Covenant- RPV (City Attorney Approved_2018).pdf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

********** Space Below This Line For Notary's Use **********

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____ }
}
County of _____ }

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Maintenance Covenant- RPV (City Attorney Approved_2018).pdf

ATTACHMENT 1: LEGAL DESCRIPTION

[TO BE ADDED]

Maintenance Covenant- RPV (City Attorney Approved_2018).pdf

ATTACHMENT 2: SITE MAP

[TO BE ADDED]

Maintenance Covenant- RPV (City Attorney Approved_2018).pdf

ATTACHMENT 3: OPERATIONS & MAINTENANCE PLAN

[TO BE ADDED]

Form P2 - RPV.pdf

STORMWATER TREATMENT CERTIFICATION

FORM P2

RANCHO PALOS VERDES

SITE NAME and ADDRESS

_____

_____

_____

_____

Plan Check #_____

Planning #_____

APPROXIMATE PROJECT CHARACTERISTICS

Roofed Area	_____	ft^2
Roadway/Parking Area (exposed)	_____	ft^2
Landscaped/Vegetation	_____	ft^2
Other Ground Level Impervious Areas (Ex: Outdoor work or storage areas)	_____	ft^2
Other: _____	_____	ft^2
TOTAL	_____	ft^2

STRUCTURAL/TREATMENT BMPs

(attach additional sheets as necessary) or see back

Area Designation (must correspond with plans)	**Area** (ft^2)	**Average Impervious Factor**	**Estimated Flow Rates or Volume***	**Anticipated Potential Pollutants**	**Type of BMP** (include model number if any)	**BMP Location** (briefly describe)	**Design Treatment Capacity**

By stamping this form, I acknowledge that each treatment BMP is provided with adequate bypass or overflow so as not to contribute to localized flooding or soil instability.

*Flow rates and volumes based on 0.75 inches of rainfall, include detailed calculations.

I certify that I am a Professional Engineer or Licensed Architect registered in the State of California, and that the treatment methods and capacities herein comply with the requirements established by the California Regional Water Quality Control Board, Los Angeles Region, and the State Water Resources Control Board for Standard Urban Stormwater Mitigation Plans (SUSMP).

Affix Registered Engineer Wet Ink Stamp Here:

Print Name	**Signature**	**Date**

STRUCTURAL/TREATMENT BMPs

(attach additional sheets as necessary)

Area Designation (must correspond on plans)	**Area** (ft^2)	**Average Impervious Factor**	**Estimated Flow Rates or Volume***	**Anticipated Potential Pollutants**	**Type of BMP** (include model number if any)	**BMP Location** (briefly describe)	**Design Treatment Capacity**

Form OC1 - RPV.pdf

RANCHO PALOS VERDES

OWNER'S CERTIFICATION
MINIMUM BMPS FOR ALL CONSTRUCTION SITES

FORM OC 1

PLAN CHECK #_____

Project Name	_____	BUILDING/GRADING PERMIT NUMBER	
Project Location	_____		
Owner Name	_____	Contractor Name	_____
Address	_____	Address	_____
Phone	_____	Phone	_____
FAX/Email	_____	FAX/Email	_____

The National Pollutant Discharge Elimination System (NPDES) is the portion of the Clean Water Act that applies to the protection of receiving waters. Under permits from the Los Angeles Regional Water Quality Control Board (RWQCB), certain activities are subject to RWQCB enforcement. To meet the requirements of the Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit (R4-2012-0175), minimum requirements for sediment control, erosion control and construction activities must be implemented on each project site. Minimum requirements include:

- **EROSION:** Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading activities during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
- **SEDIMENT CONTROL:** Eroded sediments from areas disturbed by construction and from stockpiles of soil shall be retained on site to minimize sediment transport from the site to streets, drainage facilities and/or adjacent properties via runoff, vehicle tracking or wind.
- **CONSTRUCTION MATERIALS CONTROL:** Construction related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, drainage facilities or adjoining properties by wind or runoff. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediment and pollutants.
- **NON-STORMWATER RUNOFF:** Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- **EROSION AND SEDIMENT CONTROL PLAN (ESCP):** Required for projects one acre or more. The ESCP must be developed and certified by a Qualified SWPPP Developer (QSD).
- **HILLSIDE:** Construction upon slopes 25% or more requires the implementation of additional BMPs to protect slopes and prevent erosion and sediment runoff.

Minimum BMPs include: (1) Soil piles must be covered with tarps or plastic, (2) leaking equipment must be repaired immediately, (3) refueling must be conducted away from catch basins, (4) catch basins must be protected when working nearby, (5) vacuum all concrete saw cutting, (6) never wash concrete waste into the street, (7) keep the site clean, sweep the gutters at the end of each working day and keep a trash receptacle on site.

As the engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on stormwater quality. The project owner and contractor are aware that the selected BMPs shall be installed, monitored, and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activity.

Engineer of Record Name	Engineer of Record Signature
Title	Date

I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person(s) who manage the system or those person(s) directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the BMPs or ESCP to reflect conditions, or failing to properly and/or adequately implement the BMPs may result in revocation of grading and/or other permits or other sanctions provided by law.

Landowner or Agent Name	Landowner or Agent Signature
Title	Date

Operations and Maintenance (O&M) Plan

for

Insert Project Name

Insert Project Address

Insert Property Legal Description and APN Number

Operations and Maintenance Plan

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
	Non-Structural Source Control BMPs		
	Education for Property Owners, Tenants and Occupants Insert BMP narrative.		
	Activity Restriction Insert BMP narrative.		
	Common Area Landscape Management Insert BMP narrative.		
	BMP Maintenance Insert BMP narrative.		
	Title 22 CCR Compliance Insert BMP narrative.		
	Spill Contingency Plan Insert BMP narrative.		
	Underground Storage Tank Compliance Insert BMP narrative.		
	Hazardous Materials Disclosure Compliance Insert BMP narrative.		
	Uniform Fire Code Implementation Insert BMP narrative.		
	Common Area Litter Control Insert BMP narrative.		
	Employee Training Insert BMP narrative.		
	Housekeeping of Loading Docks Insert BMP narrative.		
	Common Area Catch Basin Inspection Insert BMP narrative.		

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
	Street Sweeping Private Streets and Parking Lots Insert BMP narrative.		
	Retail Gasoline Outlets Insert BMP narrative.		
Structural Source Control BMPs			
	Provide Storm Drain System Stenciling and Signage Insert BMP narrative.		
	Design and Construct Outdoor Material Storage Areas to Reduce Pollutant Introduction Insert BMP narrative.		
	Design and Construct Trash and Waste Storage Areas to Reduce Pollutant Introduction Insert BMP narrative.		
	Use Efficient Irrigation Systems & Landscape Design Insert BMP narrative.		
	Protect Slopes and Channels and Provide Energy Dissipation Insert BMP narrative.		
	Loading Docks Insert BMP narrative.		
	Maintenance Bays Insert BMP narrative.		
	Vehicle Wash Areas Insert BMP narrative.		
	Outdoor Processing Areas Insert BMP narrative.		

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
	Equipment Wash Areas Insert BMP narrative.		
	Fueling Areas Insert BMP narrative.		
	Hillside Landscaping Insert BMP narrative.		
	Wash Water Controls for Food Preparation Areas Insert BMP narrative.		
	Community Car Wash Racks Insert BMP narrative.		
Treatment Control BMPs			
Yes	**Treatment Control BMP # 1** Insert BMP narrative.		
Yes	**Treatment Control BMP #2** Insert BMP narrative.		
LID BMPs			
Hydromodification Control BMPs			

Required Permits

This section must list any permits required for the implementation, operation, and maintenance of the BMPs. Possible examples are:

- Permits for connection to sanitary sewer
- Permits from California Department of Fish and Game
- Encroachment permits

If no permits are required, a statement to that effect should be made.

Responsible Party

The owner is aware of the maintenance responsibilities of the proposed BMPs. A funding mechanism is in place to maintain the BMPs at the frequency stated in the LID Plan. The contact information for the entity responsible is below:

Name: _____

Company: _____

Title: _____

Address 1: _____

Address 2: _____

Phone Number: _____

Email: _____

Forms to Record BMP Implementation, Maintenance, and Inspection

The form that will be used to record implementation, maintenance, and inspection of BMPs is attached. All records must be made available for review upon request.

RECORD OF BMP IMPLEMENTATION, MAINTENANCE, AND INSPECTION

Today's Date: _____

Name of Person Performing Activity (Printed): _____

Signature: _____

BMP Name (As Shown in O&M Plan)	Brief Description of Implementation, Maintenance, and Inspection Activity Performed